

JOINT TENANCY WARRANTY DEED

Orlalee Zimmerman and Karen Zimmerman, husband and wife, GRANTOR, in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION received from GRANTEES, Brian D. Zimmerman and Tamara J. Zimmerman, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Part of the Southwest Quarter (SW¼) of Section Thirteen (13), Township Four (4) North, Range Five (5) East of the 6th P.M., Gage County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of Section 13, Township 4 North, Range 5 East of the 6th P.M., Gage County, Nebraska; thence Northerly along the West line of the Southwest Quarter of said Section 13 a distance of 765 feet to a point; thence Easterly along a line bearing 90 degrees Right from the last described course a distance of 91 feet to a point; thence Southeasterly along a line bearing 27 degrees 51 minutes 35 seconds Right from the last described course a distance of 585 feet to a point; thence Southeasterly along a line bearing 34 degrees 43 minutes 33 seconds Right a distance of 558 feet more or less to a point on the South line of the Southwest Quarter of said Section 13; thence Westerly along the South line of the Southwest Quarter of said Section 13 a distance of 866 feet more or less to the point of beginning, containing an area of 10.5 acres more or less.

GRANTOR covenants, jointly and severally, with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to easements and restrictions of record, and subject to a Deed of Trust dated September 6, 1990;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 7<sup>th</sup> day of September, 1990. ~

Orlalee Zimmerman  
Orlalee Zimmerman

Karen Zimmerman  
Karen Zimmerman

STATE OF NEBRASKA )  
COUNTY OF GAGE ) ss.

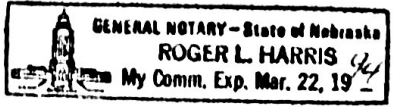
NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>11-2-93</u>	By <u>RS</u>
\$ <u>192.50</u>	

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of September, 1990, by Orlalee Zimmerman and Karen Zimmerman, husband and wife.

Roger L. Harris  
Notary Public

My Comm. expires:

d 20808



FEE: \$5.50 Paid & Return to Beatrice National Bank & Trust Co., Pickrell Branch, P O Box 188, Pickrell, Ne 68422

STATE OF NEBRASKA, County of Gage ss. Filed for record and entered in Numerical Index on 2nd day of November, 1993, at 8:00 o'clock A. M., and recorded in Book 240 of DEEDS on Page 549  
Orlalee Zimmerman By Orlalee Zimmerman Deputy  
Register of Deeds

NUM  
ALPHA  
PAGED